



19 Braybrooke Road,
Wargrave, Reading, RG10 8DU
Price guide £975,000



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Braybrooke Road, Wargrave

Nestled in the charming village of Wargrave, this delightful semi-detached house on Braybrooke Road offers a perfect blend of comfort and convenience. With four spacious bedrooms, this property is ideal for families seeking a welcoming home in a picturesque setting.

The house boasts two inviting reception rooms, providing ample space for relaxation and entertaining guests. Whether you prefer a cosy evening in or hosting lively gatherings, these versatile living areas cater to all your needs. The well-appointed kitchen complements the living spaces, making it a joy to prepare meals and create lasting memories with loved ones.

With two modern bathrooms, morning routines are made easy, ensuring that everyone has their own space to unwind. The thoughtful layout of the home promotes a sense of privacy while still fostering a warm, communal atmosphere.

Parking is a breeze with space for two vehicles at the rear of the property with a car port, a valuable feature in this desirable location. The surrounding area is known for its scenic beauty and community spirit, making it an excellent choice for those who appreciate a tranquil lifestyle.

Wargrave offers a lovely community with the benefits of village public houses, coffee shops, barbers, home interiors shop and a railway station within walking distance serving Henley-on-Thames and Twyford, with links to London Paddington and the Elizabeth Line from Twyford.

This property on Braybrooke Road is not just a house; it is a place where you can create a home filled with joy and cherished moments.

Don't miss the opportunity to make this lovely residence your own.



Entrance Hall

As you enter the property, character beams across immediately with wooden flooring and access to the reception rooms and stairs to the first floor.

Living room

At the front of the property with wooden flooring and a lovely bay window, bringing in plenty of natural light. The room benefits with a beautifully unique open fireplace, a key feature to the room.

Study

A good size study or playroom with a small window, fireplace with log burner and wooden flooring.

Cloakroom

Accessed through the study, half tiled with WC and wash hand basin.

Kitchen/dining/family room

A stunning 20ft room at the rear of the property, a place to entertain and spend quality time with family. The kitchen offers a large island with storage and the sink with further beautifully crafted high and base level units. Large range master cooker with extractor fan, integrated dishwasher, wine fridge and fridge/freezer. The room also benefits with a built in unit for the washing machine and dryer. There is space for a table and chairs and a sofa to spend your evenings. The bi fold doors open up into the garden, offering further space for inside and outside living.

Master bedroom and ensuite

On the second floor of the house, a stunning master bedroom with ensuite, dual aspect windows in the bedroom and storage in the eaves. The ensuite is fully tiled with a stunning feature brick wall behind the free standing bath. Large walk in shower, wash hand basin and WC.

Bedroom 2

At the front of the property, a double bedroom with a feature fireplace and floor to ceiling fitted wardrobes on either side of the fireplace. Plenty of space for a dressing table and further furniture.

Bedroom 3

Another good size bedroom with fitted wardrobes.

Bedroom 4

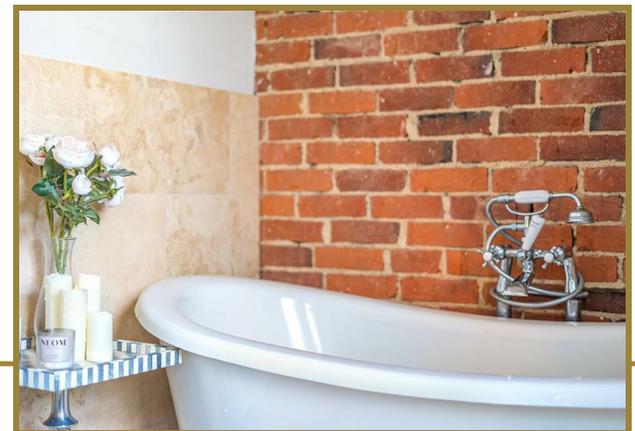
At the rear of the property and currently used as a walk in wardrobe with floor to ceiling wardrobes, but a good size bedroom.

Family Bathroom

A fully refurbished bathroom with black and white tiled floor, a large walk in shower, wash hand basin, towel rail and WC.

Garden

A south facing garden, with plenty of space to enjoy and for any keen gardeners. Large patio area outside the kitchen, access to the side of the house and outbuildings for further storage. At the rear of the garden a car port for two cars, with the extra benefit of having parking and access to the rear.



The Old Butchers, 15 High Street, Twyford, Berkshire, RG10 9AB
t: 0118 934 0027 e: twyford@wentworthea.com

wentworthea.com



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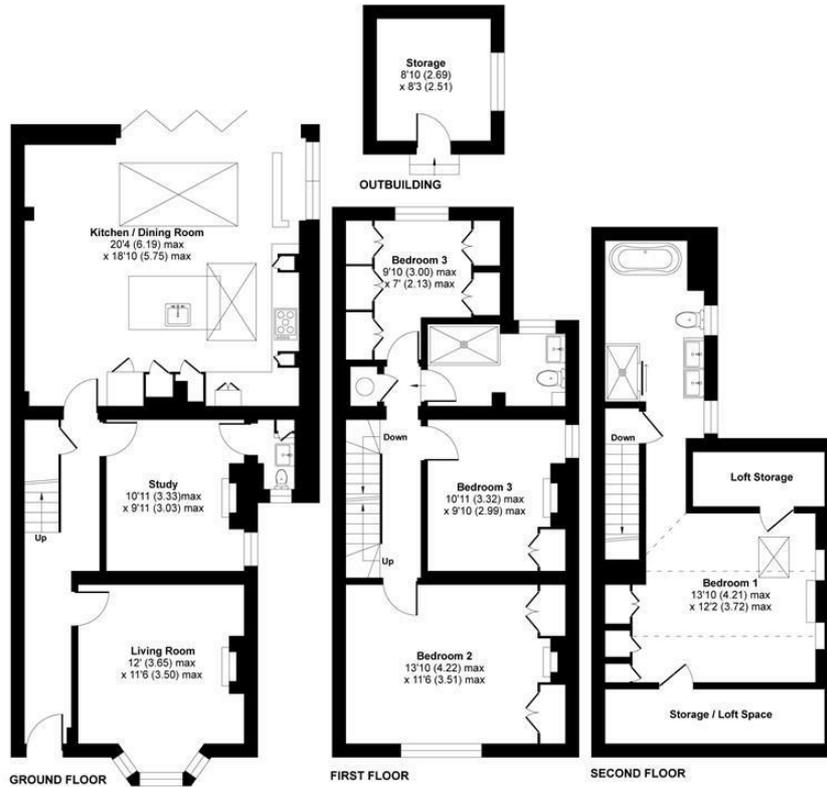
Approximate Area = 1609 sq ft / 149.4 sq m

Limited Use Area(s) = 212 sq ft / 19.6 sq m

Outbuilding = 73 sq ft / 6.7 sq m

Total = 1894 sq ft / 175.7 sq m

For identification only - Not to scale



The Estate Agent People Recommend



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.